

Note: Location of eucalyptus woodland/raptor ESHA, as per CAD files provided by MAC Design Associates in May 2004.

Note: Wetland locations in the Comstock Homes Development and vicinity are based the results described in the following wetland delineation:

SAIC. 2000. Wetland Delineation at the Santa Barbara Shores and Monarch Point Properties and the Proposed Emergency Access Road for Monarch Point. Prepared for Santa Barbara County, Planning and Development Department.

Native grasslands locations in the Comstock Homes Development and vicinity are based on the results described in the following grassland survey report:

SAIC. 2000. Final Assessment of Native Grasses at the Santa Barbara Shores and Monarch Point Properties and the Proposed Emergency Access Road for Monarch Point. Prepared for Santa Barbara County, Planning and Development Department.

(1)

One-story homes (19.5 feet)

(2)

Two-story homes (up to 28 feet)

CDFG/CCC Wetland

Wetland Buffer (100ft)

Native Grassland

Non-jurisdictional Swale

Jurisdictional Stream Channel

Stream/Riparian Buffer (50ft)*

Eucalyptus Woodland/ Raptor ESHA in Southwest Corner of Site

Proposed Trail Connection

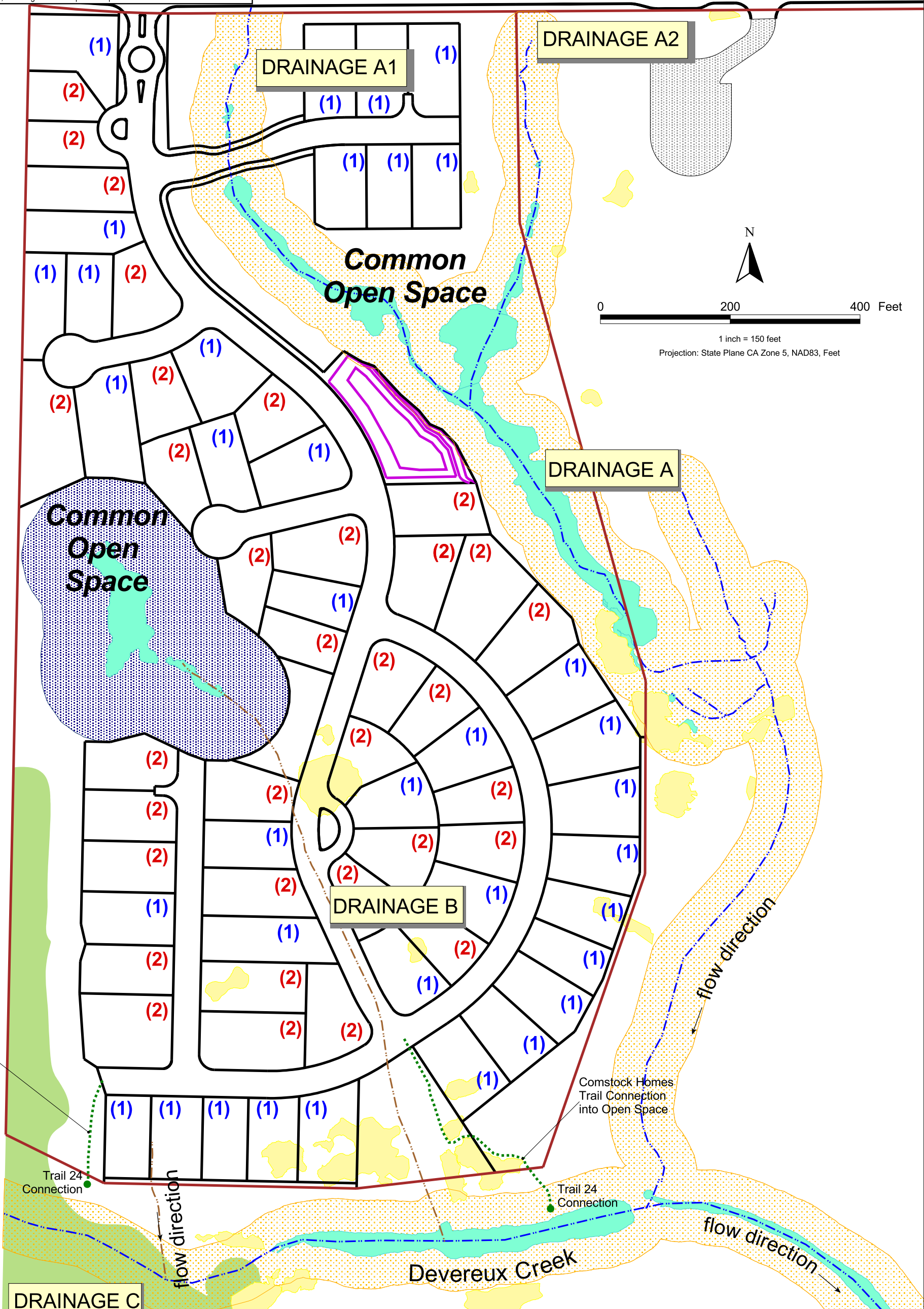
Detention Basin

Proposed Comstock Homes Development (Alternate 1)

Proposed Parking

Comstock Boundary

*The City of Goleta requires a 100-foot setback (buffer) for wetlands and a 50-foot setback (buffer) for streams or riparian corridors. The stream/riparian buffer may be adjusted upwards or downwards to reflect the quality of the habitat.



Comstock Homes Trail Connection into Open Space

Trail 24 Connection

Comstock Homes Trail Connection into Open Space

Trail 24 Connection

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